073.0	0002	0016.C	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,015,800 /	1,015,800
					USE VALUE:	1,015,800 /	1,015,800
					ASSESSED:	1,015,800 /	1,015,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		PAMELA DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVINE NOAM Y
Owner 2:	CARUSO KATHLEEN A
Owner 3:	
Street 1:	18 PAMELA DR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BALDRIDGE PATRICIA B -
Owner 2:	-
Street 1:	18 PAMELA DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 12,366 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1954, having primarily Brick Exterior and 2399 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12366.000	489,800		526,000	1,015,800
Total Card	0.284	489,800		526,000	1,015,800
Total Parcel	0.284	489,800		526,000	1,015,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.36 | /Parcel: 423.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 46355
GIS Ref:
GIS Ref:
Insp Date: 10/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0002-0016.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	489,100	0	12,366.	526,000	1,015,100	1,015,100	Year End Roll	12/18/2019
2019	101	FV	388,500	0	12,366.	488,400	876,900	876,900	Year End Roll	1/3/2019
2018	101	FV	388,500	0	12,366.	488,400	876,900	876,900	Year End Roll	12/20/2017
2017	101	FV	388,500	0	12,366.	428,300	816,800	816,800	Year End Roll	1/3/2017
2016	101	FV	388,500	0	12,366.	390,700	779,200	779,200	Year End	1/4/2016
2015	101	FV	339,000	0	12,366.	345,700	684,700	684,700	Year End Roll	12/11/2014
2014	101	FV	339,000	0	12,366.	326,900	665,900	665,900	Year End Roll	12/16/2013
2013	101	FV	339,000	0	12,366.	311,100	650,100	650,100		12/13/2012

!6159!

PRINT

Date	Time
12/10/20	20:57:54

LAST REV

Date	Time
07/23/19	15:37:03
apro	
6159	

USER DEFINED

Prior Id # 1:	46355
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALDRIDGE PATRI	49268-366		4/10/2007		550,000	No	No		
	16378-160		8/1/1985		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2009	1157	Re-Roof	11,450					
12/5/2007	1122	Addition	347,202	C		G9	GR FY09	RENO EXISTING HOME

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2018	Inspected	PH	Patrick H
10/5/2018	MEAS&NOTICE	CC	Chris C
12/23/2008	Meas/Inspect	336	PATRIOT
12/3/2008	MLS	MM	Mary M
11/10/2008	Permit Visit	BR	B Rossignol
7/22/2007	MLS	HC	Helen Chinal
6/22/2004	Inspected	BR	B Rossignol
10/14/1999	Meas/Inspect	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12366		Sq. Ft.	Site		0	70.	0.61	12			Easemen	-5					526,001						526,000	

Total AC/HA: 0.28388 | Total SF/SM: 12366 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 526,001 | Spl Credit | Total: 526,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	26 - Wood	30	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.04493189
Adj $ / SQ:	176.332
Other Features:	100250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513365
Depreciation:	23615
Depreciated Total:	489750

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	1	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	1	1
Totals			
1	5	1	

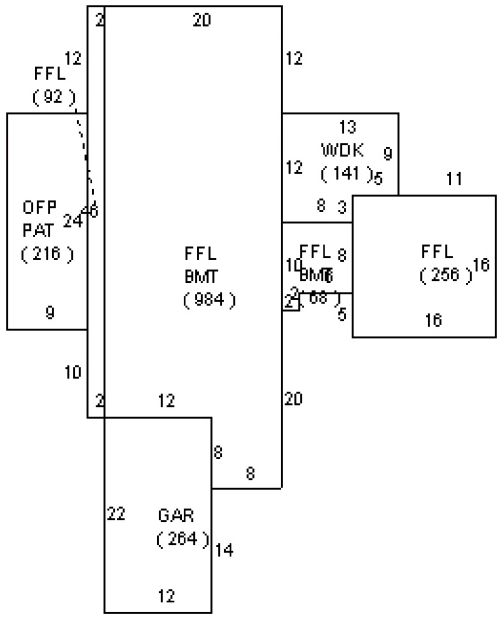
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	193.97
Special Features:	0	Val/Su Net:	148.92
Final Total:	489800	Val/Su SzAd	349.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,400	176.330	246,865
BMT	Basement	1,052	99.390	104,553
GAR	Garage	264	25.570	6,750
OFP	Open Porch	216	25.220	5,448
PAT	Patio	216	4.170	900
WDK	Deck	141	13.680	1,929

Net Sketched Area:	3,289			Total:	366,445
Size Ad	1400	Gross Are	3289	FinArea	2399

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	95	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0002-0016.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	